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6518-276)
UNION PACIFIC RAILROAD)
COMPANY)
TO)
CITY AND COUNTY OF DENVER)

DEED)
DATE Feb. 21, 1949)
REC. Mar. 16, 1949)
CON. \$)

RECORDED 3-4-49
21-24 8/9/49

Whereas party of the second part desires to acquire the property hereinafter described for the purpose of constructing and maintaining thereon a municipal stadium, and, whereas the party of the first part is willing to donate said property to the party of the second part;
Now therefore in consideration of the premises party of the first part does by these presents donate, remise, etc., the following real property; to-wit:
A piece or parcel of land situate in and being all those parts of Blocks 6 and 7, of St. Vincent's Addition, the vacated alleys in said Blocks, the vacated portion of Chestnut Place, the vacated portion of Delgany Street and of the unplatted portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 3 South, Range 68 West of the 6th Principal Meridian in the City and County of Denver, described as follows:
Beginning at the point of intersection of the south line of 46th Avenue with the Southwesterly line of 44th Street, as said streets are now established said point being 73 feet distant southerly measured at right angles from the north line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23; thence West along the South line of 46th Avenue which is a straight line that is parallel with and 73 feet distant southerly measured at right angles from said north line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 244.7 feet more or less, to the Northwesterly line of said Block 7, of St. Vincent's Addition; thence Southwesterly along the Northwesterly line of said Block 7, a distance of 17.46 feet to a point in the Northeasterly line of that certain strip of land 100 feet wide which was heretofore conveyed by Joseph P. Machebeuf to the Colorado Central Railway Company of Colorado Territory by Warranty Deed dated July 8, 1870, and recorded in Book 28 page 206 of the land records of Arapahoe County, and now records of said City and County of Denver; thence Southeasterly along the Northwesterly line of said strip of land 100 feet wide which was heretofore conveyed to the Colorado Central Railway Co. of Colorado Territory by said deed dated July 8, 1870, a distance of 171.6 feet more or less to a point in the westerly boundary of the strip of land 100 feet wide which was heretofore conveyed by the Colorado & Southern Railway Company to Union Pacific Railroad Company by quitclaim deed dated June 9, 1947, and recorded in Book 6242 page 172 of the records of said City and County of Denver; thence southerly along said westerly boundary of the strip of land heretofore conveyed to the Union Pacific Railroad Co. by said deed dated June 9, 1947, which is coincident with a straight line drawn at right angles to the north line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ at the point of intersection thereof with the westerly line, produced southerly, of Lafayette Street in West Elyria as platted and recorded a distance of 131.2 feet more or less, to a point in the southwesterly line of said strip of land 100 feet wide which was heretofore conveyed to the Colorado Central Railway Co. of Colorado Territory by said deed dated July 8, 1870; thence Northwesterly along the southwesterly line of said strip of land 100 feet wide which was heretofore conveyed to the Colorado Central Railway Co. of Colorado Territory by said deed dated July 8, 1870, a distance of 307.9 feet more or less, to a point in the south line

ADMINISTRATIVE RECORD

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PARTIAL 2217-22

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of 46th Avenue that is 73 feet distant southerly measured at right angles from the north line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence west along the south line of 46th Avenue which is a straight line that is parallel with and 73 feet distant southerly measured at right angles from said north line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 253.65 feet to a point thereof; thence Southwesterly along a curve to the left having a radius of 29.25 feet and which is tangent at its point of beginning to a straight line that forms an angle from east to NE of 33 degrees 49 minutes with the last described line a distance of 27.7 feet to a point; thence south along a straight line that is tangent to the end of the last described curve a distance of 26.53 feet to a point; thence southerly along a curve to the right having a radius of 1030.68 feet and which is tangent at its point of beginning to the last described line a distance of 385.97 feet more or less to a point that is 500 feet distant southerly measured at right angles from the north line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence east along a straight line that is parallel with, and 500 feet distant southerly measured at right angles from said north line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 1025.3 feet more or less, to a point in a straight line drawn at right angles to the Southwesterly line of 44th Street, at a point thereon that is 468.93 feet distant Southeasterly from the point of beginning measured along said southwesterly line of 44th Street; thence Northeasterly along said straight line drawn at right angles to said Southwesterly line of 44th Street a distance of 134.2 feet more or less, to a point in said Southwesterly line of 44th Street; thence Northwesterly along said Southwesterly line of 44th Street a distance of 468.93 feet to the point of beginning, containing an area of 372.290 square feet more or less.

EXCEPTING from this deed the 18-inch sewer hereinafter described and reserving to the party of the first part, its successors and assigns the right to maintain, operate etc., and use said sewer, reserving for that purpose a perpetual easement in the above described premises, said easement being described as follows:

A strip of land 20 feet wide situate, and extending across the above described parcel of land in said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, being 10 feet in width, measured at right angles on each side of and parallel with the center line of the 18-inch sewer line of the party of the first part as now constructed. The approximate location of the center line of said sewer as constructed over and across the above described property and adjacent lands being described as follows: Beginning at a point in the South line of said 46th Avenue that is 73 feet distant south, measured at right angles from the north line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, and that is approximately 490 feet distant westerly from the Southwesterly line of 44th Street measured along said south line of 46th Avenue; thence Southeasterly along a straight line approximately 752 feet to a point on the southerly line of the above described parcel of land that is 95 feet, more or less, distant west from the East Southeasterly corner of said parcel of land measured along said southerly line; thence continuing southeasterly along said center line of sewer a distance of 385 feet more or less to a manhole NW of the Northwesterly line of Brighton Blvd. together with the right-of ingress and egress to from and upon said strip of land and adjacent lands herein described for the purpose of exercising the rights herein reserved.

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